

**CITY OF EAST PROVIDENCE
STATE OF RHODE ISLAND
ZONING BOARD OF REVIEW**

A meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 5 March 2014, at 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.

CONTINUED BUSINESS

1. DAVID and KRISTIN BOULAIS, request permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 149 FORBES STREET, being MAP 411 BLOCK 8 PARCEL 7, in a RESIDENTIAL 3 DISTRICT. (Dimensional Variance - Petition No. 6535)

2. NEW ENGLAND SUPPORT SERVICES, INC. and CITY OF EAST PROVIDENCE FIRE DEPARTMENT, request permission to retain 'TEMPORARY OFF-STREET PARKING' – PARKING TO BE EXTINGUISHED AND PROPERTY RETURNED TO ITS ORIGINALLY GRASSED STATE UPON COMPLETION OF FIRE STATION REHABILITATION, otherwise defined as a prohibited land use, for property located at 236 ORCHARD STREET, being MAP 206 BLOCK

10 PARCEL 21, in a RESIDENTIAL 6 DISTRICT. (Dimensional Variances - Petition No. 6520 and 6521)

3. PATRICIO PINTO dba VALLEY AUTO SERVICE, INC., requests permission to modify a previous zoning decision – to permit greater automobile storage – necessitating dimensional relief from minimum off-street parking stall dimensions, off-street loading stall dimensions, internal travel aisle width dimensions and deficient landscaping / buffer requirements, for property located at 517 WARREN AVENUE, being MAP 307 BLOCK 9 PARCEL 1, in a COMMERCIAL 4. (Dimensional Variance - Petition No. 6514)

NEW BUSINESS

1. JAMIE D. GOODISON, requests permission to construct an addition onto a single-family residence, without complying with the minimum side-yard setback requirement, for property located at 77 MERRITT ROAD, being MAP 309 BLOCK 14 PARCEL 32, in a RESIDENTIAL 2 DISTRICT. (Dimensional Variance - Petition No. 6536)

2. PINE CREST PARTNERS, LLC, requests permission to subdivide the subject lot into two (2) distinct parcels (Minor Subdivision approval having already been granted), resulting in the following

dimensional deficiencies: Proposed Lot No. 1 failing to comply with the requisite Lot Depth, and exceeding the maximum building coverage as well as excessive parking in the front-yard; and Proposed Lot No. 2 failing to comply with the requisite Lot Area, Lot Width, rear-yard setback, accessory setback, and exceeding the maximum building coverage requirements. The subject property being located at 47 PINE CREST DRIVE, being MAP 513 BLOCK 2 PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6537)

3. JULIE and TIMOTHY SZALA, request permission to convert a commercial building (previously approved by zoning for a tailoring operation) to an efficiency residential unit – resulting in the present of two (2) single-family residential structures – defined as a prohibited land use within the Commercial 1 District. The subject property being located at 898 – 900 WILLETT AVENUE being MAP 513 BLOCK 26 PARCEL 26, in a COMMERCIAL 1 DISTRICT. (Use Variance - Petition No. 6538)

4. PARK, SANG MOO and WON OK (OWNERS) and EVANS CAPACITOR COMPANY (APPLICANT), request permission to expand an existing industrial facility without complying with the minimum side-yard setback, off-street parking and loading, and trash storage (dumpster) requirement, as well as exceeding the maximum impervious lot coverage requirement, for property located at 72 BOYD AVENUE being MAP 507 BLOCK 9 PARCEL 22, in an INDUSTRIAL 1

DISTRICT. (Dimensional Variances - Petition No. 6539)

EDWARD PIMENTEL, AICP

ZONING OFFICER / CLERK

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE
HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD),
FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.”**